

STATE OF SOUTH CAROLINA   )  
  )  
COUNTY OF CLARENDON       )

**BILL OF SALE**

For and in consideration of the sum Five and 00/100 (\$5.00) Dollars and the furtherance of the Public Water System of Quail Ridge Shores Subdivision, H. B. Rickenbaker Living Trust and the Estate of Henry B. Rickenbaker, do hereby grant, bargain, sell and convey unto the County of Clarendon, the following described personal property used in conjunction with the Quail Ridge Shores Water System:

1.     Items

Three 4" wells and the pumps inserted therein;

All fencing surrounding the wells;

All storage tanks and well housing located on a lot containing .88 acres being conveyed in conjunction herewith;

All electric switches and power sources owned by the Sellers;

All pipes, valves, gauges and related equipment used in conjunction with the Quail Ridge Shores Water System;

All Easements and Rights-of-Way associated with the use of the water system;

2.     Sellers Warranty – The Seller warrants that they have good and marketable fee simple title to the water system hereinabove and the same is free and clear of all encumbrances and restrictions on transfer or assignment.

INSTRUMENT #:2010000143511 DEED BK:785  
PG:93 DOCTYPE:BND TITLE/DE 12/30/2010 at  
10:34 AM, 1 OF 3 REC FEE:\$10.00 NANCY  
CLARK CLARENDON COUNTY, SC REGISTER  
OF DEEDS

WITNESS the Hand and Seal of the Grantor this 29<sup>th</sup> day of December, 2010.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

GRANTOR:

HENRY B. RICKENBAKER LIVING TRUST  
and ESTATE OF HENRY B. RICKENBAKER

Marjorie Scialabon  
Witness #1

Pauline Payne  
Witness #2

Henrietta T. Rickenbaker  
By: Henrietta T. Rickenbaker, Trustee  
and Personal Representative

Henry B. Rickenbaker, Jr.  
By: Henry B. Rickenbaker, Jr. Trustee  
and Personal Representative

Manny W. Rickenbaker  
By: Manny W. Rickenbaker, Trustee  
and Personal Representative

STATE OF SOUTH CAROLINA     )  
  )  
COUNTY OF CLARENDON     )

PERSONALLY APPEARED BEFORE ME the undersigned witness and made oath that s/he saw the within named Grantors sign, seal and, as the Grantors' act and deed, deliver the within-written Bill of Sale for the uses and purposes therein mentioned and that s/he, with the other witness whose signature appears above witnessed the execution thereof.

SWORN TO BEFORE ME this  
29<sup>th</sup> day of December 2010.

monica S. Bruce  
Notary Public for S.C.  
My Commission Expires: 1/12/2019

Claudia Payne  
Witness

TITLE NOT EXAMINED OR CERTIFIED BY COFFEY, CHANDLER, KENT & MCKENZIE, PA

Prepared By and Return to:  
Coffey, Chandler, Kent & McKenzie, PA  
Post Office Box 1292  
8 South Brooks Street  
Manning, SC 29102

BOOK 784 PG 298  
**CERTIFIED TRUE COPY**  
OF ORIGINAL FILED IN THIS OFFICE  
REGISTER OF DEEDS DEPT.  
DATE 12 / 29 / 2010  
Nancy B. Clark  
REGISTER OF DEEDS  
CLARENDON COUNTY, SC

(Please do not write above this line - Reserved for Register of Deeds Office)

STATE OF SOUTH CAROLINA     )  
   )     **TITLE TO REAL ESTATE**  
COUNTY OF CLARENDON     )

KNOW ALL MEN BY THESE PRESENTS, that **Henry B. Rickenbaker Living Trust** and **The Estate of Henry B. Rickenbaker**, the Grantor, in the State aforesaid, for and in consideration of the sum of Five and No/100ths (\$5.00) Dollars and the furtherance of the Public Water System of Quail Ridge Shores Subdivision, paid by Clarendon County, PO Box 486, Manning, SC 29102, the Grantee, receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Clarendon County, the following described property to wit:

All that certain piece, parcel or tract of land, with wells, tanks and other improvements located thereon, containing .88 acres and bounding now or formerly as follows: On the North by lands of Jerry L. Fowler, Sr.; on the East by lands of Reginald Joyce and Joan Joyce; on the South by Lizzie Creek Road; on the West by a 40 foot right of way across the lands of Eric R. Thompson.

For a more particular description of said lot, reference may be had to a Topographic Map of a well lot located at Quail Ridge Shores Subdivision made by Robert G. Mathis Land Surveying dated February 22, 2005, recorded in the Office of the RMC for Clarendon County in Deed Book A569 at Page 97.

TOGETHER WITH all of the rights created in that certain Well Easement executed by H. B. Rickenbaker dated 4 March 2005 recorded in the Office of the RMC for Clarendon County in Deed Book A569 at Page 97.

Said lot being a portion of that certain tract of land conveyed to Henry B. Rickenbaker as Trustee of the Henry B. Rickenbaker Living Trust by deed of H. B. Rickenbaker dated 31 March 2004 recorded in the Office of the RMC for Clarendon County in Deed Book A529 at Page 75. Said tract being designated as a portion of Clarendon Tax Map Parcel Number 147-00-03-020-00.

TOGETHER WITH all easements, rights-of-way, pipes, valves, wells, storage tanks, fixtures and equipment constituting the Quail Ridge Shores Subdivision Water System.

Together with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise appertaining.

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the said Clarendon County, their Successors and Assigns forever.

And the Grantor does hereby bind itself and its Successors and Assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, its Successors and Assigns, against the Grantor and the Grantor's Successors and Assigns and every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of the Grantor this 29 day of December 2010.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

Maryou Scalata  
Witness #1

William B. Duke  
Witness #2/Notary Public

GRANTOR:

HENRY B. RICKENBAKER LIVING TRUST  
and ESTATE OF HENRY B. RICKENBAKER

Henrietta T. Rickenbaker  
By: Henrietta T. Rickenbaker, Trustee  
and Personal Representative

Henry B. Rickenbaker, Jr.  
By: Henry B. Rickenbaker, Jr. Trustee  
and Personal Representative

Manny W. Rickenbaker  
By: Manny W. Rickenbaker, Trustee  
and Personal Representative

STATE OF SOUTH CAROLINA )

COUNTY OF CLARENDON )

PROBATE

PERSONALLY APPEARED BEFORE ME the undersigned witness and made oath that s/he saw the within named Grantor sign, seal and, as the Grantor's act and deed, deliver the within-written Deed for the uses and purposes therein mentioned and that s/he, with the other witness whose signature appears above witnessed the execution thereof.

SWORN TO BEFORE ME this

29 day of December 2010.

William Duke

Notary Public for South Carolina

My Commission Expires: 10, 2011

Margie Acosta

Witness #1

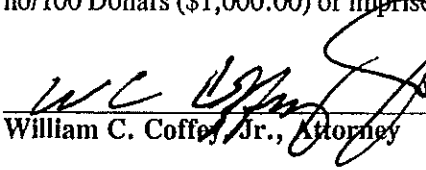
STATE OF SOUTH CAROLINA

COUNTY OF CLARENDON

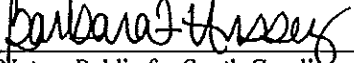
AFFIDAVIT

PERSONALLY appeared before me the undersigned, who, being duly sworn, deposes and says:

1. The property being transferred is located at, bearing Clarendon County Tax Map Parcel Number 147-00-03-020-00 (portion of) was transferred by the Henry B. Rickenbaker Living Trust and the Estate of Henry B. Rickenbaker on DECEMBER 29, 2010.
2. ☐ an arm's length real property transaction and the sales price paid or to be paid in money or money's worth was \$00.  
  
☐ NOT an arm's length real property transaction and the fair market value of the property is \$ .
3. The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10, *et seq.*, because the Deed is: NO CONSIDERATION PAID
4. As required by Code § 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney
5. I further understand that a person required to furnish this Affidavit who willfully furnishes a false or fraudulent Affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than One Thousand and no/100 Dollars (\$1,000.00) or imprisoned not more than one year, or both.

  
William C. Coffey, Jr., Attorney

SWORN to before me this 29 day  
of December, 2010.

  
Notary Public for South Carolina  
My Commission Expires: 06/20/2014

\* The fee is based on the real property's value. Value means the realty's fair market value. In arm's length real property transactions, this value is the sales price to be paid in money or money's worth (e.g. stocks, personal property, other realty, forgiveness of debt, mortgages assumed or placed on the realty as a realty of the transaction). However, a deduction is allowed from this value for the amount of any lien or encumbrance existing on land, tenement, or realty before the transfer and remaining on it after the transfer.

## WELL EASEMENT



This easement shall comply with the requirements of SC Reg. Section 61-58.2(A) (3) (a).

This easement shall run with the land and be enforceable against all subsequent owners of the lot above recited as long as the above referenced site remains in use for potable water supply;

3. This easement is granted hereto in perpetuity to Quail Ridge Shores Subdivision lot owners and any persons or entities having contractual rights or successors in title to lots in Quail Ridge Shores Subdivision of Clarendon County.

IN WITNESS WHEREOF, I have hereunto set my Hand and Seal this 4<sup>th</sup> day of March, 2005.

WITNESSES:

Betty A. Urey  
W. C. Eppes

H. B. Rickenbaker  
H. B. Rickenbaker

STATE OF SOUTH CAROLINA )  
COUNTY OF CLARENDON )

PROBATE

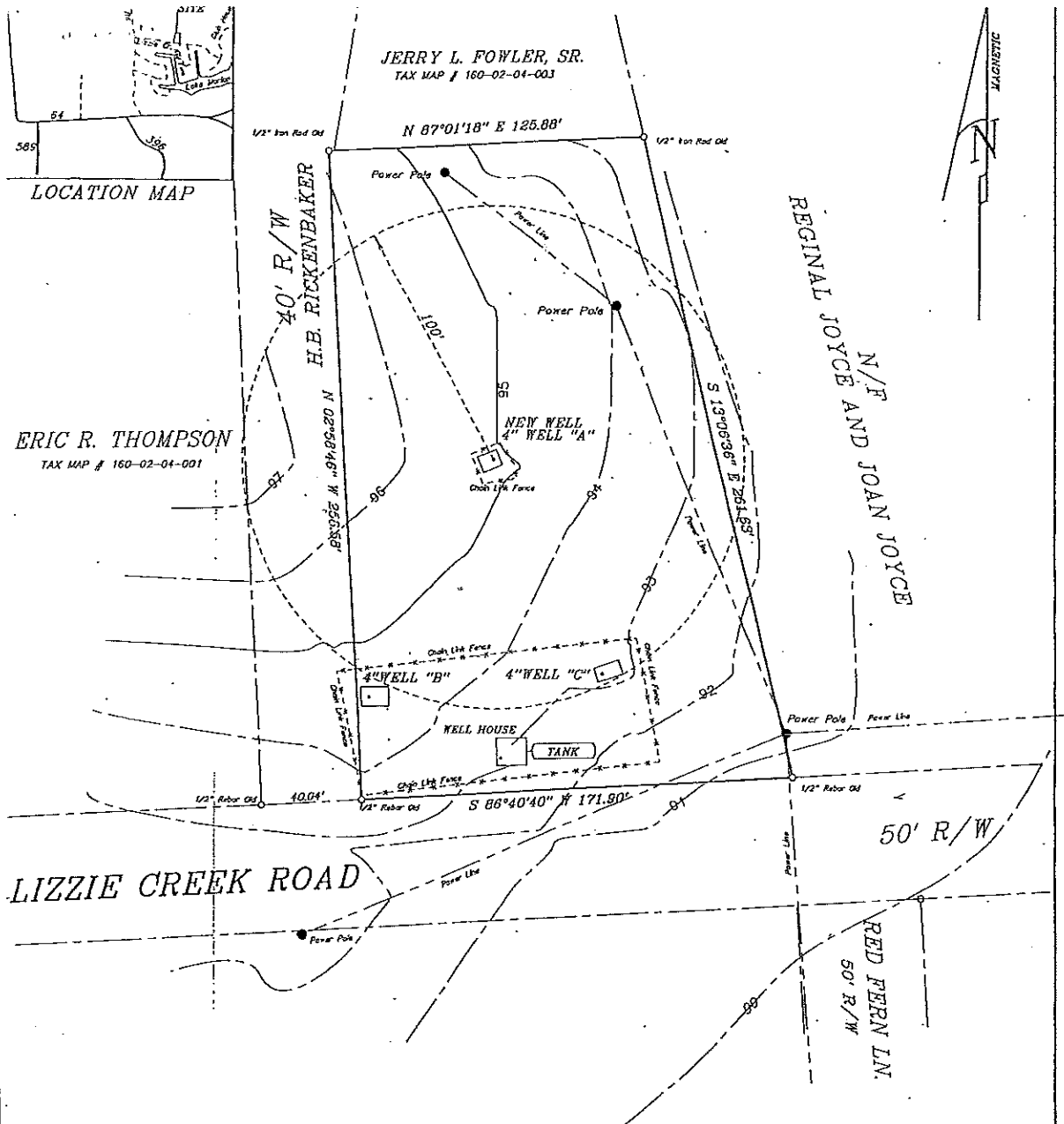
PERSONALLY APPEARED BEFORE ME, the undersigned witness and made oath that s/he saw the within named individual, sign, seal and as his act and deed, deliver the within written Well Easement for the uses and purposes therein mentioned and that s/he with the other witness subscribed above witnessed the execution thereof.

W. C. Eppes  
1st Witness Sign Again

SWORN to before me this 4<sup>th</sup>  
day of March, 2005.

Crystal N. Thompson  
Notary Public for South Carolina  
My Commission Expires: 3/6/2006

FILES/2005/AGREEMENTS/91281BR/QUAIL RIDGE SHORES/WELL EASEMENT



# TOPOGRAPHIC MAP OF THE

WELL LOT LOCATED AT "QUAIL RIDGE SHORES" SUBDIVISION  
SURVEYED FOR  
**H.B. RICKENBAKER**

SCALE 1 INCH = 40 FEET  
AREA = 0.88 AC.  
SURVEYED = FEBRUARY 22, 2005

ROBERT G. MATHIS LAND SURVEYING  
13 WEST BOYCE STREET  
PO BOX 244  
WASHINGTON, S.C. 29103  
803-436-2486

THIS PROPERTY IS NOT LOCATED  
IN THE F.E.M.A. FLOOD ZONE  
AREA AS SHOWN ON FLOOD MAP  
150051- 0250B  
EFFECTIVE DATE JUNE 3, 1991.

SCHOOL DISTRICT 1  
CLARENDON COUNTY  
SOUTH CAROLINA

TAX MAP # 147-00-03-020

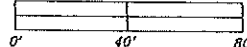
*Robert G. Mathis*

*Robert G. Mathis*

P.L.S. # 6571

I HEREBY STATE TO THE BEST OF MY  
KNOWLEDGE, INFORMATION, AND BELIEF THE  
SURVEY SHOWN HEREON WAS MADE IN  
ACCORDANCE WITH THE REQUIREMENTS OF THE  
SOUTH CAROLINA SURVEYING ACT AND  
THE PRACTICE OF LAND SURVEYING IN S.C. AND  
WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS FOR  
A CLASS 1 SURVEY AS SPECIFIED THEREIN.

SCALE 1 INCH = 40 FEET



000108326  
FILED, RECORDED, INDEXED  
04/21/2005 12:42:13PM  
Bk:A0569 Pg:00097  
RecFee:10.00 St Fee:0.00  
Co Conv Fee:0.00 Pages:3  
R M C DEPARTMENT CLARENDON CO  
Beulah G. Roberts, Clerk of Court

MAP NO SUB BLK PARCEL POINT #

147-00-03-020-00

Well Easement

000108326 B:A0569 P:00097